001.0	0002	0022.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	970,100 / 970,100
					USE VALUE:	970,100 / 970,100
					ASSESSED:	970,100 / 970,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
64		THORNDIKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KAUFMAN SETH
Owner 2:	SOKOLOW-KAUFMAN ELENA B
Owner 3:	
Street 1:	64 THORNDIKE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CARNEY JOHN A -
Owner 2:	-
Street 1:	98 RICHFIELD ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1961, having primarily Vinyl Exterior and 2430 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4000.000	538,100		432,000	970,100
Total Card	0.092	538,100		432,000	970,100
Total Parcel	0.092	538,100		432,000	970,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 399.22 | /Parcel: 399.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 607

GIS Ref

GIS Ref

Insp Date 06/05/13

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PREVIOUS ASSESSMENT

Parcel ID 001.0-0002-0022.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	538,100	0	4,000.	432,000	970,100	970,100	Year End Roll	12/18/2019
2019	101	FV	417,600	0	4,000.	459,000	876,600	876,600	Year End Roll	1/3/2019
2018	101	FV	417,600	0	4,000.	334,800	752,400	752,400	Year End Roll	12/20/2017
2017	101	FV	417,600	0	4,000.	291,600	709,200	709,200	Year End Roll	1/3/2017
2016	101	FV	417,600	0	4,000.	248,400	666,000	666,000	Year End	1/4/2016
2015	101	FV	354,200	0	4,000.	243,000	597,200	597,200	Year End Roll	12/11/2014
2014	101	FV	235,400	0	4,000.	199,800	435,200	435,200	Year End Roll	12/16/2013
2013	101	FV	165,200	0	4,000.	190,100	355,300	355,300		12/13/2012

PRINT

Date	Time
12/10/20	15:56:50

LAST REV

Date	Time
04/13/18	10:29:14

danam

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SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARNEY JOHN A,	1433-38		4/23/2013	Sub Sale	633,500	No	No		
BUTLER JEAN A,	1429-138		1/22/2013	Change>Sale	400,000	No	No		
	816-59		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	607
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/20/2018	293	Redo Bas	43,300					
7/15/2014	819	Alterati	3,000					
2/13/2013	184	Heat App	11,900					
1/25/2013	116	Addition	75,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
6/25/2015	Permit Insp	PC	PHIL C
7/22/2014	Info Fm Prmt	PC	PHIL C
6/5/2013	Measured	JBS	JOHN S
5/17/2013	Info Fm Prmt	EMK	Ellen K
2/5/2009	Meas/Inspect	189	PATRIOT
9/21/1999	Meas/Inspect	163	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4000		Sq. Ft.	Site		0	80.	1.35	1									432,000						432,000	

Total AC/HA: 0.09183 | Total SF/SM: 4000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 432,000 | Spl Credit | Total: 432,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:	1	Rating:	Very Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.23333335
Const Adj.:	0.99000001
Adj $ / SQ:	152.625
Other Features:	116853
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	564034
Depreciation:	25946
Depreciated Total:	538088

COMMENTS

2ND KITCHEN IN BMT..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	4	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

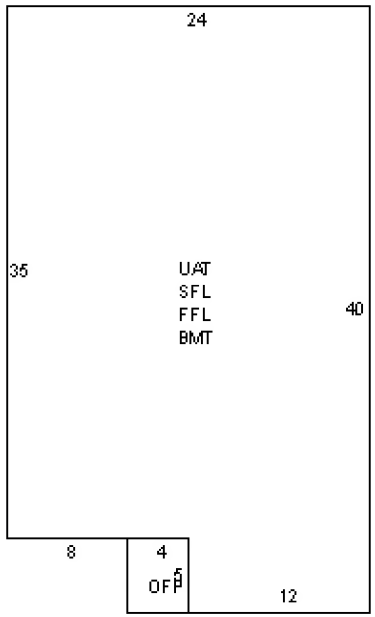
No Unit	RMS	BRS	FL
1	4	2	
Totals			
1	4	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	184.68
Special Features:	0	Val/Su Net:	182.72
Final Total:	538100	Val/Su SzAd	298.94

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	900	66.620	59,959
FFL	First Floor	900	152.630	137,363
SFL	Second Floor	900	152.630	137,363
UAT	Upper Attic	225	61.050	13,736
OFP	Open Porch	20	43.560	871
	Net Sketched Area:	2,945	Total:	349,290
Size Ad	1800	Gross Are	3620	FinArea 2430

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

001.0-0002-0022.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1970	0.00	T	39.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	